

**7/20/09 - Monday, July 20, 2009**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of July 20, 2009**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Buchanan, FitzGerald, Pearson, Hibbard, Duax, Kaiser, Larson, Seymour

Staff Present: Messrs. Tufte, Noel, Genskow

The meeting was chaired by Mr. Kaiser.

**1. PRESENTATION OF PLAQUE “ Fred Waedt**

Mr. Kaiser presented former Commissioner Fred Waedt with a plaque for his six years of service on the Plan Commission.

Mr. Waedt expressed his gratitude to the commission and staff. He asked if the commission would consider if City Council members need to be on the commission and instead think about including more citizen members.

**2. REZONING (Z-1446-09) “ C-2 to R-1, 1708 Ohm Avenue**

Darryl Tufte presented a request to rezone a parcel located at 1708 Ohm Avenue from C-2, Neighborhood Commercial, to R-1, One Family. The rezoning would match the existing use of the property. The Comprehensive Land Use Map shows the transition of commercial to low-density residential in the area.

No one spoke in opposition.

Mr. FitzGerald motioned to recommend approval of the rezoning. Mr. Buchanan seconded and the motion carried.

**3. SITE PLAN (SP-0913) “ Parking Lot, 1232 W. Clairemont Avenue**

Mr. Tufte presented the request to approve a site plan for a parking lot for a used car display and sales. The 33<sup>TM</sup> by 100<sup>TM</sup> area for auto sales would be to the east of the existing building. The applicant shall meet all approval conditions, including drainage and landscaping.

Applicant, Matthew Kain, spoke in favor of the request.

Mr. FitzGerald motioned to recommend approval of the rezoning contingent on meeting conditions. Mr. Buchanan seconded and the motion carried.

**4. EASEMENT “ Storm Sewer**

John Genskow presented information on a proposed 20<sup>TM</sup> wide easement across Northwoods Elementary School. In anticipation of future development, the school district has agreed to grant an easement to the City in order to pipe the runoff around the school<sup>TM</sup>s athletic fields and to the existing conveyance system in Northwoods Lane.

Mr. FitzGerald motioned to recommend acceptance of the storm sewer easement. Mr. Buchanan seconded and the motion carried.

**5. DISCUSSION/DIRECTION**

**A. Code Enforcement Items**

Mr. Pearson asked that grass parking violations in Carson Park be better enforced.

**B. Future Agenda Items**

Mr. Hibbard asked staff to provide follow-up information on administrative decisions made to the commission<sup>TM</sup>s decisions.

Mr. Kaiser asked to limit approval time lengths for site plans.

Mr. FitzGerald asked to review ruling language that determines City Council positions on the commission and to see if there should be changes.

Mr. Duax asked to investigate the zoning along Seymour Road between Brookline Road and Hastings Way.

Mr. Duax asked to review concentric zoning patterns“radiating out from the downtown to the northwest”and to make changes where commercial zoning does not match with existing residential use.

Mr. Duax asked to see the drafted policy language for billboards located on City properties.

Mary McManus, 912 Gilbert Street, stated she attended the meeting for her doctoral research and thanked the commission for their effective review of projects.

## **6. MINUTES**

The minutes of the meeting of July 6, 2009, were approved.

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Joseph Seymour  
Secretary